

UNRECORDED
FILED



201610180020

When recorded return to:

Mr. and Mrs. Bruce McGarry
17075 Blodgett Road
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
10/18/2016 Page 1 of 2 11:20AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156179-SE ✓

Grantor: William Lee Johnson and Rita J. Johnson
Grantee: Bruce McGarry and Nena Sanders

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR WILLIAM LEE JOHNSON AND RITA J. JOHNSON, WHO ACQUIRED TITLE AS RITA A. JOHNSON, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~BRUCE MCGARRY and NENA SANDERS~~ ^{**}BRUCE P. MCGARRY & NENA J. SANDERS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: ^{2AC NS} **BRUCE P. MCGARRY & NENA J. SANDERS

Abbreviated Legal: Ptn NW NE, 32-34-4 E W.M. Aka Tract C, Survey 8510170050.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340432-1-024-0503, P29500

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 156179-SE.

Tax Parcel Number(s): 340432-1-024-0503, P29500

Dated 10/14/2016

William Lee Johnson
William Lee Johnson

Rita J. Johnson
Rita J. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4747
OCT 18 2016

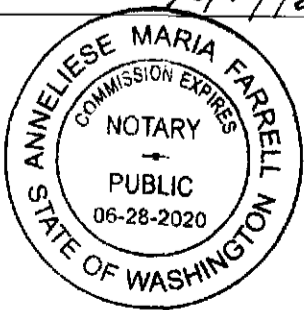
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3413.70
Skagit Co Treasurer
By M. M. Deputy

I certify that I know or have satisfactory evidence that William Lee Johnson and Rita J. Johnson the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/14/2016

Anneliese Maria Farrell



Notary Public in and for the State of Washington
Residing at La Gracia
My appointment expires: 6/28/2020

EXHIBIT A
Legal Description

That portion of the Northwest ¼ of the Northeast ¼, of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence South 87°57'51" East, 657.39 feet along the North line thereof;
thence South 2°02'09" West, 30.00 feet to an intersection with the South line of Anderson Road and the West line of Park Avenue as conveyed to Skagit County by deed recorded May 17, 1971, under Auditor's File No. 752432, records of Skagit County, Washington;
thence continue South 2°02'09" West, 100 feet along said West line of Park Avenue;
thence North 87°57'51" West, 186.00 feet parallel with said North line of said subdivision to the true point of beginning;
thence South 87°57'51" East, 20.00 feet along said parallel line;
thence South 28°15'34" East, 113.96 feet to the Northwesterly corner of that certain tract conveyed to Joseph M. Suryan and Agnes H. Suryan, husband and wife, by deed recorded November 15, 1957, under Auditor's File No. 558485, records of Skagit County, Washington;
thence South 22°21'49" West (noted as South 20°19'40" West in previous description), 90.64 feet along the Westerly line of said tract to the Northwest corner of that certain tract conveyed to James Edward Hendrix and Frances Hendrix, husband and wife, by deed recorded August 22, 1957, under Auditor's File No. 555323, records of Skagit County, Washington;
thence North 35°57'19" West, 76.95 feet;
thence North 82°45'18" West, 73.24 feet;
thence South 50°09'27" West, 56.54 feet;
thence South 20°01'53" West, 47.41 feet;
thence South 16°50'20" West, 52.60 feet;
thence South 60°37'43" West, 12.87 feet to the Northeasterly line of Blodgett Road;
thence Northwesterly 267 feet, more or less, along said Northeasterly line to Maddox Creek;
thence Northeasterly along Maddox Creek to said South line of Anderson Road;
thence South 44°22'51" East, 145.05 feet to the true point of beginning.

(Also known as Tract "C" of a Survey recorded October 17, 1985, in Volume 6 of Surveys, page 128, under Auditor's File No. 8510170050, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.